Motel Plumbing System Notes_Example

1. **Sewer Lines**
    a. Restaurant
        i. Several times the sewer has been blocked, it turned out to be wads of paper towels. It took awhile for the staff to realize that then couldn't flush them.
        ii. The main clean out for this part of the sewer line is on the outside, west wall of the restaurant just to the north of the entry door. There is another cleanout inside in the floor near the coffee area.
    b. Main sewer line for all client rooms (not sure of the pool building is on this line)
        i. It runs along the edge of the parking lot, primarily under the small garden strip next to the walkway. It is about 4' underground.
        ii. There are clean outs near rooms 127 and 112
        iii. All perimeter rooms feed into this main line, with 2nd floor rooms feeding into the same side pipes that service 1st floor rooms
            1. That's why a blockage on the 1st floor may show up as water backing up on the 2nd floor
        iv. If there is a blockage in the main perimeter sewer line, it will cause sewer water to back up into more and more rooms, as clients continue to use the water in their rooms and it fills the lines feeding into the main sewer line behind the blockage.

2. **Hot Water for Client Rooms -** All client rooms, except possibly the building by the pool, derive hot water from one boiler in the small room off the laundry room.
    a. That boiler can appear to be running, with the pump running, but if the gas heater under the boiler is not coming on when hot water is needed, then it is not working properly – when we lost hot water the 2nd week of December, the pump was running, but a technician determined that it was not actually pumping water through the system. Somehow the pump was feeding air into the water line, which prevented water from flowing. Periodically the gas heater would turn off for a minute or two, but then turn off.
    b. The main boiler sends its hot water to two storage tanks in the alley behind the laundry, to provide enough hot water for the whole complex. If something goes wrong with those tanks, it will also prevent hot water from getting to the client rooms.
    c. Shut off switches for the boiler – There are two switches on the west wall by the boiler. They control the electricity for the boiler. If either of them is off, the boiler system will not function. At least once, a maintenance person forgot to turn them on after servicing the boiler.
    d. Any sign of water around the boiler or the storage tanks indicates a problem. In normal operation they should not leak at all.
    e. If the water in the hot water tanks, boiler and lines has become cold, due to the boiler being off, it will take at least an hour for all rooms to have hot water, if not longer during a cold period outside.